

Community Development Advisory Commission Meeting
December 5, 2006

The Community Development Commission met on Thursday, October 5, 2006 in the City Council chambers located at 221 East Main Street, Round Rock, Texas. The meeting was called to order at 6:39 pm. The following commissioners were present for roll call: Karen Adair-Murphy, Ricardo Guzman, Steve Laukhuf, Lee Moore, and Martha Chavez. Rodney Howard and Dina Schaefer were absent.

3. Approval of Minutes: October 5, 2006

The chair called for a motion to approve the October 5, 2006 minutes.

Motion: Commissioner Murphy moved to approve the October 5, 2006 minutes. Motion was seconded by Commissioner Chavez.

Vote:	Ayes:	Karen Adair-Murphy
		Lee Moore
		Martha Chavez
		Rick Guzman
		Steve Laukhuf
	Noes:	None
	Absent:	Rodney Howard
		Dina Schaefer
	Abstain:	None

Motion carried unanimously.

Item 4: **Consider presentation regarding the 2005-2006 Consolidated Annual Performance Evaluation Report (CAPER).**

Ryan made the staff presentation. The CAPER is a performance report on how the City used Community Development Block Grant funds during the year. This report is required by the Department of Housing and Urban Development and is due at HUD by the end of the calendar year. The CAPER:

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- (1) Provides accountability to the public by describing successes in meeting objectives stipulated in the Five Year Consolidated Plan.
- (2) Provides information necessary for HUD's Annual Report to Congress.
- (3) Provides necessary information for HUD to meet its statutory requirement to assess Round Rock's ability to carry out relevant programs in compliance with all applicable rules and regulations.

The public comment period is December 1 through December 18, 2006. Notice of a public hearing to be held by the Round Rock City Council on December 21, 2006, appeared in the Round Rock Leader on November 30, 2006. The CAPER is available for review during this period in the Office of Community Development, 301 W. Bagdad, Suite 140, Round Rock, TX, the City Secretary's office at City Hall, 221 East Main Street, Round Rock, Texas, and the Robert G. and Helen Griffith Public.

Item 5: Consider public testimony regarding the 2005-2006 Consolidated Annual Performance Evaluation Report (CAPER).

The chairman opened the public hearing. Being no testimony, the hearing was closed.

Item 6: Consider a presentation regarding the home repair program.

Ryan made the presentation. Staff recommends amending the Home Repair Program guidelines by increasing the amount of funding from \$20,000 per property to \$40,000 per property.

Applications for home repairs were taken during a 30 day period in July, 2006. Twenty-five applications were received and processed, out of which 18 were determined income eligible to participate. An independent consultant was hired in October to develop the scope of work for each property. Two out of the 18 properties can be repaired under \$20,000. The remaining 16 properties exceed the \$20,000 cap. Costs to repair these homes range from \$21,000 to over \$62,000.

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Additionally, 5 of these properties must be classified as “reconstruct” because the cost of repairs exceeds 40% of the appraised improvement value.

One home cost to repair >\$60K

One home cost to repair >\$50K

Average cost to repair 10 homes (\$20K range): \$24,543

Average cost to repair 4 homes (\$30K range): \$34,889

Two homes cost to repair <\$20K

Funds needed to address the current need: \$530,236

CDBG Home Repair Program funds: \$325,129

GAP \$205,106

This is considered a substantial amendment and requires a 30 day comment period.

Item 7: Consideration and possible action on recommendation regarding the Home Repair Program.

The commission discussed needs and costs and had concerns that some repairs could be eliminated. The chairman asked for a motion to table action until the next meeting to allow staff time to re-evaluate project costs.

Motion: Commissioner Murphy moved to table action on amending the Home Repair Program guidelines by increasing the amount of funding from \$20,000 per property to \$40,000 per property. Motion was seconded by Commissioner Moore.

Vote:	Ayes:	Karen Adair-Murphy
		Lee Moore
		Martha Chavez
		Rick Guzman
		Steve Laukhuf
	Noes:	None

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Absent: Rodney Howard

Dina Schaefer

Abstain: None

Motion carried unanimously.

7. Adjournment:

Being no further business discussion, the meeting adjourned at 7:55 pm

Respectfully submitted,

Mona Ryan,
Community Development Coordinator